W1/2 OF SW1/4 OF NW1/4.

774-337, 789-521, 894-2535, 901-

PHILMAN RONNIE M
8751 SW STATE RD 247
LAKE CITY, FL 32024

2026

06-5S-16-03480-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

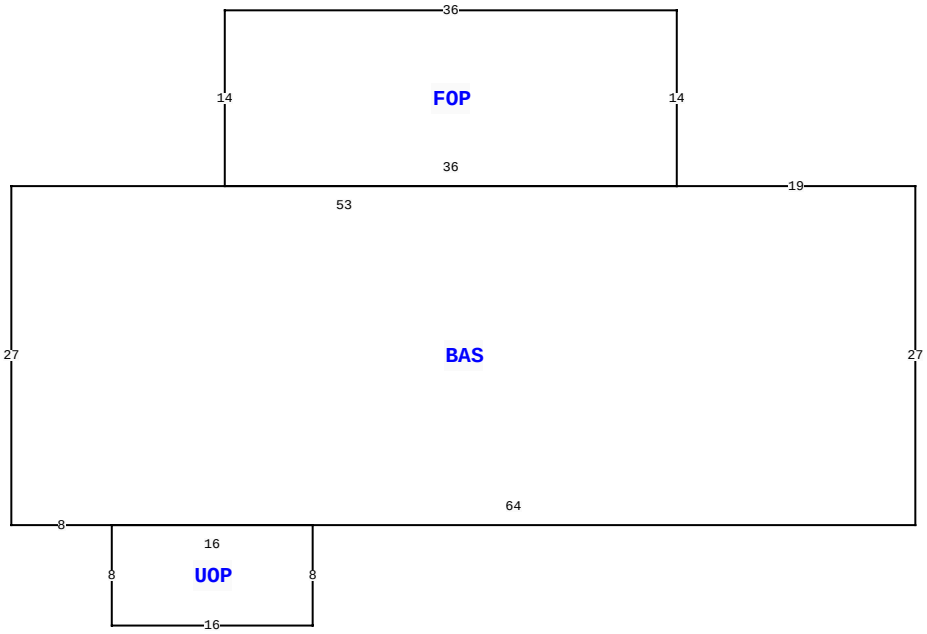
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	74,130
FOP	504	35		176	6,711
UOP	128	25		32	1,220
TOTALS	2,576			2,152	82,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,152	115.9000	108.95	234,460	2005	2005	0	0	20	45.00	35.00

1 MANUF 1 100% - 2006 Heated Area: 1944 HX Base Yr 2006



8751 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,061
TOTAL MARKET OB/XF VALUE	11,100
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	106,481
SOH/AGL Deduction	40,612
ASSESSED VALUE	65,869
TOTAL EXEMPTION VALUE	HX HB 40,869
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	253,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23432	M H	0	07/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0789/0521	4/18/1994	WD	Q	V		33,500

GRANTOR: CHURCH OF GOD

GRANTEE: RONNIE M & SHERRI D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N14 W36 S14 E36$ W53 S27 E8 UOP= S8 E16 N8 W16$ E64 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 08/12/2019 BY BC Total Acres: 20.00 Total Land Value: 13,320 Market: 152,000 Agricultural: 5,320 Common: 8,000 PRINTED 11/19/2025 BY SYS